

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
W/S Wampler Road, 175 ft. N * ZONING COMMISSIONER
of Pawnee Road * OF BALTIMORE COUNTY
Village of Pawnee *
15th Election District *
5th Councilmanic District *
Legal Owner: Fair Harbor *
Properties, Bank of Boston *
Contract Purchaser: Duckett *
Lane Joint Venture, Fairmont *
Real Estate Services *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing, for the residential development known as the Village of Pawnee, located in the Middle River section of Baltimore County. The Petition seeks approval of proposed amendments to the Final Development Plan of the Village of Pawnee, Section II and Section III, Phase 3, as said amendments were approved by the Baltimore County Planning Board on July 15, 1993. The Petition is filed by the property owner, Fair Harbor Properties, a division of the Bank of Boston and the Contract Purchaser, Duckett Lane Joint Venture and Fairmont Real Estate Services through its managing member, Lawrence R. Rachuba.

Appearing at the requisite public hearing held for this case was Lawrence R. Rachuba, on behalf of Duckett Lane Joint Venture. Also appearing was the Project Engineer, Dwight Little, of W. Duvall and Associates, Inc. The Petitioners were represented by Alan Betten, Esquire. Appearing as interested persons were a number of citizens from the surrounding locale. These individuals are all residents of completed sections of this residential development. The interested persons who appeared included Frederick L. Rieder, III, Edward Craft, Alice Snider and Mike Bennie.

ORDER RECEIVED FOR FILING
Date 10/14/93
By M. H. Hark

At the hearing, the history of the subdivision and requested relief were described by Mr. Little through the submission of numerous site plans. Petitioners' Exhibit No. 1, is the site plan for the entire Pawnee development. This development was originally proposed in the mid 1980s and was projected to include 17 single family homes and 539 townhouses. As noted above, the property is located in Middle River. The property was to be systematically developed in sections. At this time, much of the development has been built out. However, the Petition for Special Hearing requests an amendment for Section II and Section III, Phase 3 which have not been constructed.

Petitioners' Exhibit No. 2, shows the original site plan for Section II. This development plan bears a revision date of July 12, 1984 and proposes a significant townhouse development.

Petitioners' Exhibit No. 3 shows the proposed development for Section III, Phase 3. As with Petitioners' Exhibit No. 2, numerous townhouse units are proposed.

Mr. Little testified that although Petitioners' Exhibits 2 and 3 were originally approved by Baltimore County, development did not proceed as planned. Two factors led to the abandonment of these plans. First, although the property was grandfathered from Baltimore County wetlands regulations, the United States Army Corps of Engineers stepped in to evaluate the project. After an extensive study, the Corps determined that wetlands existed in Section II and Section III, Phase 3, which prohibited the development as proposed. Thus, the developer was forced to significantly alter its plans. Secondly, in part due to these difficulties, the developer incurred financial reverses. These resulted in the eventual foreclosure on the property and acquisition by Fair Harbor Properties, a division of the Bank of

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-2-

Boston. This bank had financed much of the development and acquired the property through foreclosure. At this time, Mr. Rachuba's group, identified as Duckett Lane Joint Venture is under contract to purchase the property.

Petitioners' Exhibit No. 4, shows the proposed scheme of development for Section II for which the Petitioners seek approval. That plan shows that a large portion of Section II will remain undisturbed and kept as wetlands and forest buffer. The only development will be on the southwest side of the section which includes two single family lots. This plan has been approved by the Corps of Engineers.

Petitioners' Exhibit No. 5 also shows the amended development, after input from the Army Corps of Engineers. Again, a large section of the site has been preserved for wetlands and forest buffer. However, the north portion of the property will contain some townhouse units.

Mr. Little noted that, as a result of these changes, the total project would lose approximately 160 units from what was originally proposed.

Based on the uncontradicted testimony of Mr. Little, as documented by the site plans submitted, I am persuaded that the Petition for Special Hearing should be granted. The evidence presented was that development in accordance with the amended site plans would not cause detriment to the health, safety or general welfare of the locale. Rather, it is clear that development in the proposed fashion will be environmentally sensitive and in accordance with the standards of the Army Corps of Engineers and the State of Maryland. Thus, I shall grant the Petition for Special Hearing.

Moreover, the citizens who appeared at the public hearing apparently support the Petition. Their concerns do not relate to the altered development, as proposed, rather their interests center on the future extension of Pawnee Road.

ORDER RECEIVED FOR FILING
Date 10/14/93
By M. H. Hark

-3-

As shown on Petitioners' Exhibit No. 1, the primary access to this entire development is Pawnee Road. This road provides vehicular access to the community from Middle River Road. Thereafter, it runs through the center of the community and exits at the other end of the subdivision onto Wampler Road. At the present time, the road is not completed and deadends near the sections which have not been constructed as described above. The residents of the community do not wish Pawnee Road to be extended as originally contemplated. In essence, they fear increased traffic and crime if the road were to be completed. They believe that Pawnee Road would provide a major thoroughfare through the middle of this residential community. Concerns over safety of children, excessive speed, etc., were voiced by residents of the community. Numerous Petitions which had been signed by a number of the Village of Pawnee residents supported this position.

Although the residents' claims may have some merit, I cannot grant the relief which they request. First, it must be particularly noted that the only request before me is contained within a Petition for Special Hearing. I am not sitting as the Hearing Officer in this matter, approving a development plan. Instead, the scope of the request before me on the Petition is narrow, namely, to approve amendments to two of the sections of the residential community. Thus, I believe that I must limit my inquiry to the issue presented. Simply stated, the future of Pawnee Road is not a proper issue for me to consider under the Petition for Special Hearing presented.

Even if the issue was properly raised, I would be reluctant to order the relief requested by the residents. I am appreciative of their concerns over increased crime and traffic. These concerns may well justify terminating Pawnee Road within the community and not extending same to Wampler Road. However, I have been provided no guidance on this issue from any

ORDER RECEIVED FOR FILING
Date 10/14/93
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-4-

expert testimony or comment from the Department of Public Works. No doubt if this issue was properly before me, questions as to public safety must be considered. Specifically, would the termination of Pawnee Road allow for sufficient emergency vehicle access to this large residential community? Would the traffic flow for the entire area, both present and anticipated, be compromised? These are but two of the questions that need be explored and answered before the original plan was amended to terminate the road. Thus, although I am sympathetic to the claims of the residents, I cannot order the relief which they request.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of October, 1993 that, pursuant to the Petition for Special Hearing, approval of the proposed amendments to the Final Development Plan of the Village of Pawnee, Section II and Section III, Phase 3, as said amendments were approved by the County Planning Board on July 15, 1993, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING
Date 10/14/93
By M. H. Hark

LES:mmm

-5-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 4, 1993

Alan Betten, Esquire
Tabor and Betten
Suite 1115
1 North Charles Street
Baltimore, Maryland 21201

RE: Case No. 94-45-SPH
Petition for Special Hearing
Legal Owner: Fair Harbor Properties Ban of Boston
Contract Purchaser: Duckett Lane Joint Venture, Fairmont
Real Estate Services, Petitioners

Dear Mr. Betten:

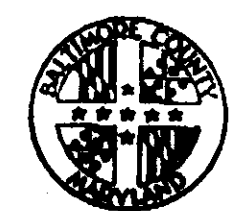
Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner
for Baltimore County

LES:mmm
encl.
cc: Mr. Dwight Little, W. Duvall and Assoc., Inc.
cc: Mr. Larry Rachuba
cc: Mr. Frederick L. Rieder, III
cc: Mr. Edward Craft



Petition for Special Hearing

94-45-SPH
to the Zoning Commissioner of Baltimore County
for the property located at Village of Pawnee which is presently zoned DR

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the final development plan as approved by the planning board.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: Duckett Lane Joint Venture
Fairmont Real Estate Services, Inc.
Managing Member Lawrence R. Rachuba
Signature: Lawrence R. Rachuba
2360 W. Joppa Road, Suite 310
Lutherville, Maryland 21093
City State Zip
Attorney: Mr. Betten
Tabor & Betten - Alan Betten
Signature: Alan Betten
Suite 1115
1 North Charles Street (410) 547-1500
Baltimore, Maryland 21201
City State Zip
Legal Owner: Fair Harbor Properties
Bank of Boston
Signature: Alice M. Givony
100 Federal Street
Boston, Massachusetts 02110
City State Zip
Phone: (617) 434-1479
Address and phone number of legal owner, contract purchaser or representative to be contacted
W. Duvall & Associates, Inc. Mark A. Krom
530 E. Joppa
Towson, Maryland 21286 (410) 583-9571
City State Zip
Checklist Only
To This Petition, Petitioner Has Attached:
1. A map of the property showing the location of the property within the jurisdiction of the Zoning Commission.
2. A map of the property showing the location of the property within the jurisdiction of the Zoning Commission.
3. A map of the property showing the location of the property within the jurisdiction of the Zoning Commission.
4. A map of the property showing the location of the property within the jurisdiction of the Zoning Commission.
5. A map of the property showing the location of the property within the jurisdiction of the Zoning Commission.
6. A map of the property showing the location of the property within the jurisdiction of the Zoning Commission.
7. A map of the property showing the location of the property within the jurisdiction of the Zoning Commission.
8. A map of the property showing the location of the property within the jurisdiction of the Zoning Commission.
9. A map of the property showing the location of the property within the jurisdiction of the Zoning Commission.
10. A map of the property showing the location of the property within the jurisdiction of the Zoning Commission.

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

ZONING DESCRIPTION FOR
SECTION THREE VILLAGE OF PAWNEE
15TH ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the Northeastern most right-of-way line of Pawnee Road, 80' wide, which is Northeast 1350' from the centerline intersection of Ballard Avenue and Pawnee Road, said point being designated as coordinate point No. 177 as shown on a Plat entitled "First Amended Section Three Village of Pawnee" and recorded among The Land Records of Baltimore County in Plat Book S.R. 58 Folio 121; thence binding on said Pawnee Road

- (1) North 41 degrees 13 minutes 38 seconds West 287.32 feet; thence
- (2) By a curve to the left having a radius of 330.00 feet and an arc length of 287.79 feet; thence leaving said road
- (3) North 48 degrees 46 minutes 22 seconds East 717.05; thence
- (4) South 45 degrees 12 minutes 57 seconds East 825.15; thence
- (5) South 58 degrees 18 minutes 22 seconds East 441.49; thence
- (6) By a curve to the left having a radius of 785.00 feet and an arc length of 130.18 feet; thence
- (7) South 48 degrees 46 minutes 22 seconds West 77.81 feet to the point of beginning.

CONTAINING 363, 638.89 square feet or 8.348 acres of land, more or less.
Containing 16,829 square feet or 0.3863 acres of land, more or less.



530 East Joppa Road/Towson, Maryland 21286/(410) 583-9571

GENERAL NOTES

1. Envelopes shown hereon are for the location of all principal buildings only. Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with Sections 400 and 501 of the Baltimore County Zoning Regulations. (Subject to covenants and applicable building permits.)
2. Accessory structures, fences and projections into yard cannot be located in flood plain areas of hydric soils.
3. "There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Reservation, except as permitted by the Baltimore County Department of Environmental Protection and Resource Management."
4. "Any Forest Buffer Reservation shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas."
5. All roadways will be easement paved.
6. Site is 90% hardwood and 10% open land.
7. Total A.D.T.'s = 800, shown thus Δ .
8. Street lights shown thusly: Δ 175 watt mercury vapor lamp.

DATE OF 3RD AMENDMENT 4-15-93
REASON FOR 3RD AMENDMENT
1. REMOVED PEAK BAND COURT AND TOMAHAWK TERRACE ALONG W/90 TOWNHOUSE LOTS AND (1) SINGLE FAMILY LOT.
2. REVISED PAWNEE RD FROM 40' GO TO 24' OPEN SECTION ON 50' R/W.
3. REVISED OWNER/DEVELOPER.

DATE OF 2ND AMENDMENT 4-18-90
REASON FOR 2ND AMENDMENT
1. REMOVED PARKING SPACES FROM THE TURNAROUNDS & PROVIDED FOR 8' SPACES IN LIEU OF APPROVED 2' SPACES.
2. NO LOTS HAVE BEEN SOLD WITHIN 300' OF CHANGE WITHIN THIS TRACT.

FOR 2ND & 3RD AMENDMENTS ONLY.

Note: This development plan is approved by the Zoning Commission. Based on his interpretation of the Zoning Regulations that it complies with present policy, density and bulk controls as they are delineated in the regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided or developed for additional dwellings or any purpose other than that indicated presently on said plan.

OFFICE OF PLANNING & ZONING
APPROVED BY: _____
DIRECTOR OF PLANNING DATE: _____
ZONING COMMISSIONER DATE: _____

ENGINEER
W. DUVALL & ASSOCIATES, INC.
530 E. JOFFA RD.
TOWSON, MD. 21286
(410) 583-0571

DENSITY CALCULATIONS:

GROSS ACRES:	
SECTION ONE (PREVIOUSLY RECORDED)	5.98 AC
SECTION TWO	13.55 AC
FUTURE SECTIONS	47.98 AC
TOTAL ACRES	67.48 AC
EXISTING ZONING:	
SECTION ONE	DR 16
SECTION TWO	DR 5.5
FUTURE SECTIONS	DR 16, DR 10.5, DR 5.5, MLR
ACRES IN (TOTAL SITE)	
DR 16	8.95 AC
DR 10.5	18.70 AC
DR 5.5	39.12 AC
MLR	0.61 AC
TOTAL ACRES	67.48 AC
UNITS ALLOWED (TOTAL SITE)	
DR 16 (16 X 8.95 AC)	143.20 DW. UNITS
DR 10.5 (10.5 X 18.70 AC)	196.35 DW. UNITS
DR 5.5 (5.5 X 39.12 AC)	215.71 DW. UNITS
TOTAL DENSITY UNITS ALLOWED	555.26 UNITS
TOTAL DWELLING UNITS ALLOWED	555.26 UNITS
UNIT PROPOSED:	
SECTION ONE	60 2-BR TOWNHOUSES
SECTION TWO	2 SINGLE FAMILY LOTS
FUTURE SECTIONS	14 SINGLE FAMILY LOTS
	176 3-BR TOWNHOUSES
TOTAL DENSITY UNITS PROPOSED	98 DW. UNITS
TOTAL DWELLING UNITS PROPOSED	212 DW. UNITS
PARKING REQUIRED:	
SECTION ONE	(1.53 SP/CH UNIT X 60) 92 SPS
SECTION TWO	(2.50/SINGLE FAM LOT X 2) 5
FUTURE SECTIONS	(1.53 SP/CH UNIT X 176) 268
	(2.50/SINGLE FAM LOT X 14) 35
TOTAL PARKING REQUIRED	400 SPS
PARKING PROVIDED:	
SECTION ONE	140 SPS
SECTION TWO	3 SPS
FUTURE SECTIONS	526 SPS
TOTAL PARKING PROVIDED	769 SPS
LOCAL OPEN SPACE REQUIRED:	
SECTION ONE	(15% OF 5.98 AC) 0.90 AC
SECTION TWO	(6% OF 13.55 AC) 0.81 AC
FUTURE SECTIONS	(15% OF 47.98 AC) 7.19 AC
	(12% OF 18.70 AC) 2.24 AC
	(6% OF 39.12 AC) 2.35 AC
TOTAL LOCAL OPEN SPACE REQUIRED	11.29 AC
LOCAL OPEN SPACE PROVIDED:	
SECTION ONE	0.90 AC
SECTION TWO	0.81 AC
FUTURE SECTIONS	7.19 AC
TOTAL LOCAL OPEN SPACE PROVIDED	8.90 AC
ACRES IN (SECTION II)	
DR 5.5	12.5 AC
MLR	0.11 AC
TOTAL 12.61 AC	
5.5 X 12.61 = 71.65 UNITS ALLOWED	

Vicinity Sketch
Scale: 1"=1000'

"PROVISORY SECTION" GENERAL NOTES

1. The provisory section of the partial development plan is not intended, nor should it be utilized, as a final development plan. It is intended to provide a reasonable understanding as to how the developer will improve all adjoining vacant land that lies within 300 feet of their home.
2. The dimensioned boundaries of the "Provisory Section", as shown hereon, are not intended to separate it from the overall approval of this partial development plan. Any deviation from this partial development plan, including the "Provisory Section", must be approved in accordance with section 1801.3.A.7.
3. Approval of the "Provisory Section" is not based on final engineering plans. However, it is intended to establish the final location, height, use and density of buildings, or their envelopes, to within 25' of their final engineered location. The location and type of existing major vegetation that is retained, including parking areas and drives to the extent possible so as to coincide with their final permanent improvements and other pertinent amenities.
4. At the time of building permit applications, the "Provisory Section" of this development plan must be up dated to comply in all respects to the form and content required by section 1801.3.A.5. of the zoning regulations.

3RD Amended (4-15-93) PARTIAL DEVELOPMENT PLAN SECTION II VILLAGE OF PAWNEE

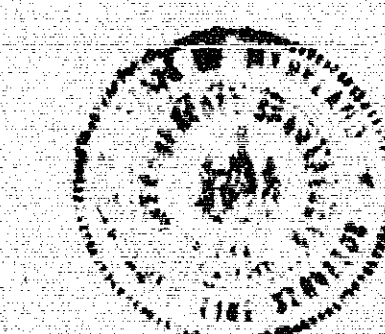
15th ELECTION DISTRICT
SCALE: 1"=50'
BALTIMORE CO., MD.
DATE: 5-29-1984
REVISED: 7-12-1984
PLAN APPROVAL DATE: 2-13-1980
EXTENSION DATE: 1/8/1982

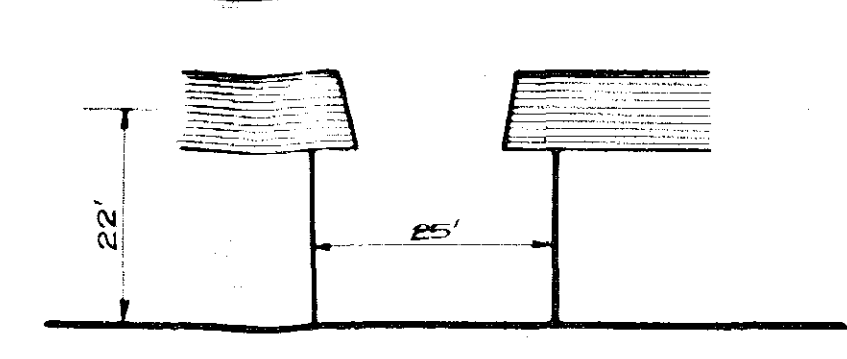
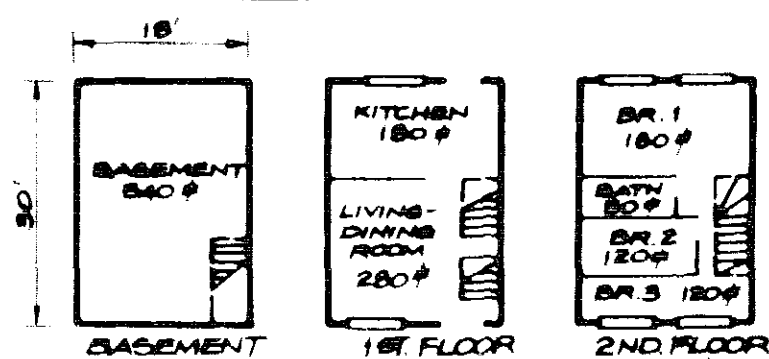
- Reasons for 1st Amendment
1. Remove Lot 1-A and Adjusted Density Calcs Accordingly
 2. Reduce Min. B'lg. Setback Line to 15'
 3. No Lots Have been Sold Within 300' of Changes

OWNER/DEVELOPER
DUCKETT LANE JOINT VENTURE
BY THE RACHUDA GROUP
2360 W. JOFFA ROAD
SUITE 310
LUTHERVILLE, MD. 21093

EXHIBIT NO. 4

ADT 51 INTERSECTION OF PAWNEE RD. & WAMPLER RD. 800

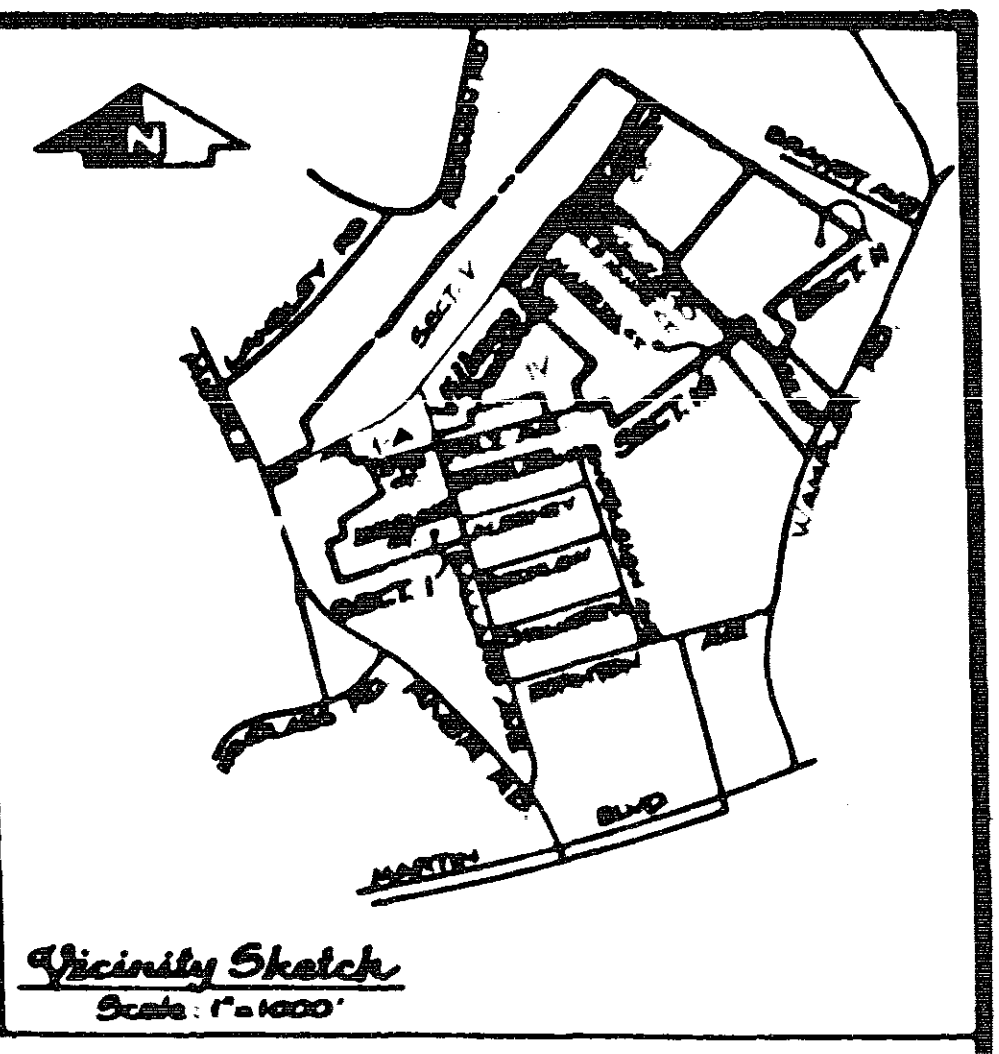




Window To Window - 40'
Window To Tract Boundary - 35'
Window To Street R/W - 25'
Window To Lot Line - 15'
Building To Tract Boundary - 30'
All Units To Have 200 SF of
Contiguous Open Space

NOTE: PLANS FOR MITIGATION OF WETLANDS
PREVIOUSLY DISTURBED ARE BEING PREPARED
BY MCCARTHY AND ASSOCIATES.

WETLANDS LIMIT AS SHOWN FIELD DELINEATED
BY MCCARTHY AND ASSOCIATES AND
U.S. ARMY CORPS OF ENGINEERS.



- GENERAL NOTES**
- There will be no windows in end walls of units, except as permitted by building requirements.
 - Landscaping will be done by individual lot owners.
 - Refuse to be collected by Baltimore County.
 - Street lights will be 100 watt mercury vapor post top units on 14' poles.
 - All roadways and parking bays will be macadam paved.
 - When open land is sold and belongs to the dwelling unit, a minimum area (contiguous) of 500 sq. feet is provided. The minimum depth of this contiguous area is 15'. Covered areas such as porches will not be calculated in this space.
 - Local open space will be owned and maintained by Baltimore County.
 - All units will be sold.
 - Parking spaces will be a minimum of 62' x 10'.
 - Stormwater management structures will be a part of section III.
 - Envelopes shown hereon are for the location of all principle buildings only. Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with section 400 and 301 of the Baltimore County Zoning Regulations (subject to covenants and applicable building permits).
 - Site is 10% open land and 90% wooded.
 - No decks on open porches permitted within an R.I.A. (lot 43 & 42 ROAD A)
 - Site will be totally cleared due to grading.
 - Maximum width of any building or group of attached buildings is 300'.

- "PROVISIONY SECTION" GENERAL NOTES**
- The provisiony section of the partial development plan is not intended, nor should it be utilized, as a final development plan from which building applications may be approved or issued. Its purpose is to provide those who purchase homes within 400 feet thereof with a reasonable understanding as to how the developer will improve all adjoining vacant land that lies within 300 feet of their home.
 - The dimensioned boundaries of the "Provisiony Section", as indicated hereon, are not intended to separate it from the overall approval of this partial development plan. Any deviation from this partial development plan, including the "Provisiony Section", must be approved in accordance with section 1801.3.A.7.
 - Approval of the "Provisiony Section" is not based on final engineering plans; however, it is intended to establish the final location, height, use and density of buildings, or their envelopes, to within 25' of their final engineered location. The location and type of existing major vegetation that is retained; screening parking areas and drives to the extent possible; no no to coincide with their final permanent improvements; and other pertinent amenities.
 - At the time of building permit applications, the "Provisiony Section" of this development plan must be as detailed to comply in all respects to the form and content required by section 1801.3.A.5. of the zoning regulations.

REASONS FOR 1ST AMENDED PARTIAL DEVELOPMENT PLAN 12/19/93

CHANGED LOTS 32-43 FROM 90' TO 75' (SHEET 1 OF 3)

CHANGED LOTS 118-125 FROM 90' TO 75' (SHEET 2 OF 3)

SHOWING DRAINAGE & UTILITY BASEMENT (SHEET 2 OF 3)

NO LOT HAS BEEN SOLD WITHIN 300' OF CHANGE

DATE OF 5TH AMENDED (4-15-93)

REASON FOR 5TH AMENDED

1. REMOVED COMANCHE COURT ALONG WITH 57 TOWNHOUSE LOTS AND REVISE LAYOUT.

2. ADDED NEW OWNER.

5TH AMENDED (4-15-93)

SHEET 1 OF 3

PARTIAL DEVELOPMENT PLAN

SECTION III

VILLAGE OF PAWNEE

15th ELECTION DISTRICT

SCALE: 1" = 50'

BALTIMORE CO., MD

DATE: AUG 1-1984

REV: DEC 19, 1984

REV: MAY 8, 1986

DATE OF PLAN APPROVAL: 2-13-80

EXTENSION DATE: 1-8-82 TO 1-8-85

DENSITY CALCULATIONS SEE PLAT 2 OF 2

OFFICE OF PLANNING & ZONING

APPROVED BY:

DIRECTOR OF PLANNING DATE

ZONING COMMISSIONER DATE

REASON FOR 2ND AMENDED PARTIAL DEVELOPMENT PLAN 6-10-85

1. ADDED SOIL LIMITS

2. CHANGED NAMES OF ENGINEER

OWNER/DEVELOPER FOR 2ND AMENDMENT

3. NO PHYSICAL CHANGES ON THIS PLAN SEE SHEET 2 OF 2 FOR CHANGES

4. NO LOTS HAVE BEEN SOLD WITHIN 300' OF CHANGE

FOR SECOND AMENDMENT

OWNER/DEVELOPER

VILLAGE OF PAWNEE LIMITED PARTNERSHIP

SUITE 400-THE GALLERIA TOWERS

1401 YORK ROAD

LUTHERVILLE MARYLAND 21093

(301) 934-8700

ENGINEERS

W. DUNN & ASSOCIATES, INC.

530 E. JOPPA RD.

TOWSON MARYLAND 21204

(301) 582-9571



DATE OF 4TH AMENDMENT 4-18-90

REASON FOR 4TH AMENDMENT

1. REMOVED PARKING SPACES FROM TEE TURNAROUNDS & PROVIDED FOR 8/2 SPACES IN LIEU OF APPROVED 51 SPACES.

2. NO LOTS HAVE BEEN SOLD WITHIN 300' OF CHANGE WITHIN THIS TRACT.

EXHIBIT NO. 2

OWNER/DEVELOPER

DUCKETT LANE JOINT VENTURE

5% THE RACHUBA GROUP

2300 W. JOPPA ROAD

SUITE 310

LUTHERVILLE, MD 21093

DEVELOPMENT DESIGN GROUP LTD.

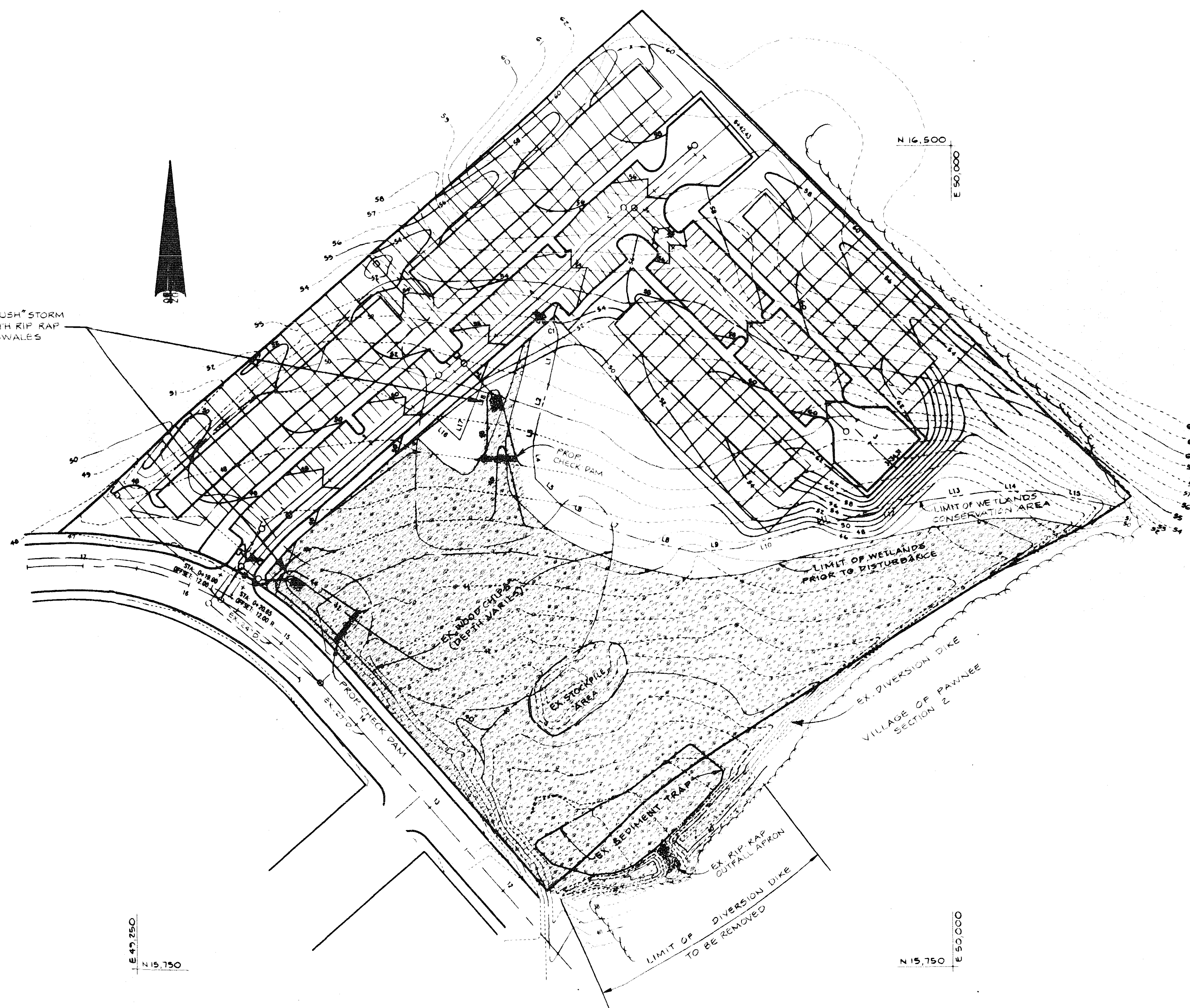
1107 KENILWORTH DR

TOWSON, MD 21204

PHONE: 888-0787



VICINITY MAP
SCALE: 1"=1000'



LEGEND
EXISTING CONTOURS
PROPOSED CONTOURS
TOTAL AREA OF
WETLANDS RESTORED
(3.17 ACRES)

- WETLANDS RESTORATION MEASURES
1. Existing wood chips are to be removed and the area restored to the pre-existing grades shown.
 2. Existing stockpile area is to be removed and the area restored to pre-existing grades.
 3. Existing sediment trap is to be filled to pre-existing grades.
 4. Existing Diversion Dike and rip-rap outfall apron are to be removed in the area adjacent to the existing sediment trap, and the area restored to pre-existing grades.
 5. Proposed sod swales and check dams will be constructed to allow maximum stabilization prior to construction of "first flush" storm drain outfalls. Swales will be allowed to revert to wetlands naturally.
 6. Proposed "first flush" storm drain outfalls will be constructed along with the remainder of the utilities for the proposed development.

NOTE:
BY APPROVAL OF THIS RESTORATION PLAN,
THE A.C.O.E. HEREBY AUTHORIZES BALTO.
COUNTY TO PERFORM ROUTINE MAINTENANCE
ON THE STORM DRAIN OUTFALLS, AS MAY BE
NECESSARY IN THE FUTURE.

EXHIBIT NO. 6

VILLAGE OF PAWNEE
SECTION 3, PH. 3 AND SECTION 2
WETLANDS RESTORATION PLAN
15TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE: 1"=50'
DATE: JULY 29, 1993.
SHEET 1 OF 2



W. DUVALL & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - LAND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21286
(410) 583-9571

NOTES:
 1. AREAS OF EXISTING WETLANDS LOCATED WITHIN THE LIMIT OF DISTURBANCE MUST BE DISTURBED TO THE EXTENT SHOWN TO INCREASE THE OVERALL AREA OF WETLANDS TO BE PROVIDED ULTIMATELY. THESE AREAS WILL BE RESTORED TO A WETLANDS CONDITION.
 2. FOREBAYS ARE PROPOSED AT EACH STORM DRAIN OUTFALL LOCATION, SHOWN THUSLY &.
 3. BY APPROVAL OF THIS MITIGATION PLAN, THE A.C.O.E. HEREBY AUTHORIZES BALTIMORE COUNTY TO PERFORM ROUTINE MAINTENANCE IN THE SWM FACILITY, AS MAY BE NECESSARY IN THE FUTURE.

THIS AREA OF SWM RESERVATION MAY BE USED IN THE FUTURE TO INCREASE POND VOLUME, IF NECESSARY FOR SWM'S BUILT. APPROVAL ADDITIONAL WETLANDS CREATION MAY RESULT.

LEGEND

EXIST. CONTOURS ———
 PROP. CONTOURS ———
 LIMIT OF DISTURBANCE
 PROP. ADDITIONAL WETLANDS AREA [Hatched Box]
 EXIST. WETLANDS [Diagonal Lines]

AREA OF EXISTING WETLANDS = 2.21 AC.
 AREA OF ADDITIONAL WETLANDS PROPOSED = 1.12 AC.
 TOTAL AREA OF WETLANDS = 3.33 AC.

VILLAGE OF PAWNEE STORMWATER MANAGEMENT POND WETLANDS MITIGATION PLAN

15TH ELEC. DIST. BALTO. COUNTY, MD.
 SCALE: 1"=50' DATE: JULY 23, 1993
 SHEET 2 OF 2

W. DUVALL & ASSOCIATES, INC.
 ENGINEERS - SURVEYORS - LAND PLANNERS
 530 EAST JOPPA ROAD
 TOWSON, MARYLAND 21286
 (410) 583-9571

REVISIONS
 1. [illegible]

W. DUVAL & ASSOCIATES, INC.

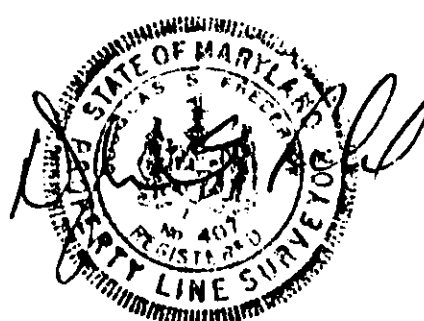
Engineers • Surveyors • Land Planners

ZONING DESCRIPTION FOR SECTION TWO VILLAGE OF PAVNEE 15TH ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point in the centerline of Wampler Road, 60 feet wide, which is Northeast 175° 1/2' from the centerline intersection of said Wampler Road and Pawnee Road, 60 feet wide, said point being designated as coordinate point No. C-96 as shown on a Plat entitled "First Amended Section Two Village of Pawnee" and recorded among The Land Records of Baltimore County in Plat Book S.M. 58 Folio 120; thence

- (1) Binding in the centerline of said Wampler Road South 37 degrees 05 minutes 09' West 321.21 feet; thence
- (2) North 28 degrees 58 minutes 36 seconds West 709.78 feet; thence
- (3) North 48 degrees 46 minutes 22 seconds East 102.78 feet; thence
- (4) North 41 degrees 13 minutes 38 seconds West 480.19 feet; thence
- (5) North 48 degrees 46 minutes 22 seconds East 137.61 feet; thence
- (6) By a curve to the right having a radius of 785.00 feet and an arc length of 130.15 feet; thence
- (7) North 58 degrees 16 minutes 22 seconds East 441.48 feet; thence
- (8) South 45 degrees 12 minutes 57 seconds East 653.19 feet; thence
- (9) South 66 degrees 06 minutes 27 seconds West 614.25 feet; thence
- (10) South 40 degrees 49 minutes 26 seconds East 138.85 feet; thence
- (11) South 35 degrees 56 minutes 13 seconds West 110.66 feet; thence
- (12) South 40 degrees 57 minutes 19 seconds East 175.00 feet; thence
- (13) South 40 degrees 57 minutes 19 seconds East 199.92 feet; thence
- (14) North 3/4 degrees 05 minutes 09 seconds East 10.24 feet; thence
- (15) South 40 degrees 57 minutes 19 seconds East 20.44 feet to the point of beginning.

CONTAINING 590,238.00 square feet or 13.55 acres of land, more or less.



530 East Joppa Road/Towson, Maryland 21286/(410) 583-9571

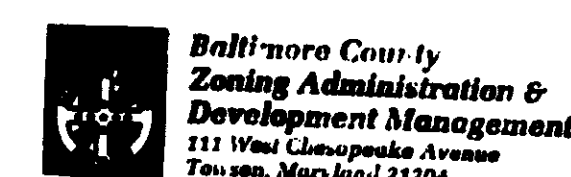
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 8/1/93
Posted for: Fair Harbor Properties, Inc. & Duckett Lane Joint Venture
Petitioner: W/S Wampler Rd. 175' N of Pawnee Rd.
Location of property: W/S Wampler Rd. 175' N of Pawnee Rd.
Location of Sign: W/S Wampler Rd. 175' N of Pawnee Rd.
Remarks: area of Village of Pawnee
Posted by: McGee Date of return: 8/13/93
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. Aug 12, 1993
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 12, 1993

THE JEFFERSONIAN,
A. Henrichson
LEGAL AD. - TOWSON



receipt

Account: R-001-6180
Number: 47
By: JL

Date: 7/29/93

1 HOUR SPH 040 250.00
1 SIGN POSTING 080 35.00
TOTAL \$285.00

OWNER: FAIR HARBOR PROPERTIES

LOC. VILLAGE OF PAVNEE
W/S WAMPLER RD 175' N OF
PAVNEE RD

03A03A023411CHRC

4285.00

Customer Information

Please Make Checks Payable To Baltimore County

TO: MYRTLE PUBLISHING COMPANY
August 12, 1993 Issue - Jeffersonian

Please forward billing to:

Duckett Lane Joint Venture
2360 Joppa Road, Suite 310
Lutherville, Maryland 21093
410-623-1900

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-45-SPH (Item 47)
W/S Wampler Road, 175' N of Pawnee Road
Village of Pawnee
15th Election District - 5th Councilmanic
Legal Owner(s): Fair Harbor Properties, Bank of Boston
Contract Purchaser(s): Duckett Lane Joint Venture, Fairmont Real Estate Services
HEARING: FRIDAY, SEPTEMBER 3, 1993 at 11:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve the final development plan.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 867-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

AUGUST 5, 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-45-SPH (Item 47)
W/S Wampler Road, 175' N of Pawnee Road
Village of Pawnee
15th Election District - 5th Councilmanic
Legal Owner(s): Fair Harbor Properties, Bank of Boston
Contract Purchaser(s): Duckett Lane Joint Venture, Fairmont Real Estate Services
HEARING: FRIDAY, SEPTEMBER 3, 1993 at 11:00 a.m. in Rm. 118, Old Courthouse. moved to 106 COB.

Special Hearing to approve the final development plan.

Arnold Jablon
Director

cc: Fair Harbor Properties, Bank of Boston
W. Duval & Associates, Inc.
Duckett Lane Joint Venture
Tabor & Betten

NOTES: (1) ZONING DEPT. & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE BY 867-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 6, 1993

CHANGE OF TIME AND/OR LOCATION OF HEARING

CASE NUMBER: 94-45-SPH
PROPERTY LOCATION: Village of Pawnee
PETITIONER: Fair Harbor Properties/Duckett Lane J.V.

THE HEARING DATE OF THE ABOVE CAPTIONED CASE REMAINS THE SAME. THERE IS A CHANGE AS TO THE TIME AND/OR PLACE OF THE HEARING AS FOLLOWS:

TIME OF THE HEARING:

REMAINS AT 11:00 A.M.

LOCATION OF THE HEARING:

HAS BEEN CHANGED TO ROOM 106, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204.

Arnold Jablon
DIRECTOR

cc: Fair Harbor Properties, Bank of Boston
W. Duval & Associates, Inc.
Duckett Lane Joint Venture
Tabor & Betten

AJ:ggg

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 23, 1993

Alan Betten, Esquire
Tabor & Betten
Suite 1115
1 North Charles Street
Baltimore, Maryland 21201

RE: Case No. 94-45-SPH, Item No. 47
Petitioner: Fair Harbor Properties, et al
Petition for Special Hearing

Dear Mr. Betten:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 29, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 16, 1993
Zoning Administration and Development Management
FROM: Robert W. Bowling, Senior Engineer
Development Plan Review Section
RE: Zoning Advisory Committee Meeting
for August 16, 1993
Item No. 47

The Development Plan Review Section has reviewed the subject zoning item. A revised final landscape plan is required.

RWB:s



O. James Lightizer
Secretary
Hal Kassoff
Administrator

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 447 (JLL)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 555-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management
FROM: Pat Kaller, Deputy Director
Office of Planning and Zoning

DATE: August 16, 1993
SUBJECT: Village of Pawnee

INFORMATION:

Item Number: 47
Petitioner: Fair Harbor Properties Bank of Boston
Property Size: _____
Zoning: Mixed
Requested Action: _____
Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:

On July 15, 1993, the Planning Board approved the final development plan for Village of Pawnee.

Prepared by: *Jeffrey W. Long*
Division Chief: *Carol L. Kaller*
PK/JL:lw

RECEIVED
AUG 17 1993
ZADM

ZAC.47/PZONE/ZAC1

Pg. 1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

August 20, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
FROM: J. Lawrence Pilson JLP/lms
Development Coordinator, DEPRM
SUBJECT: Zoning Item #47, Village of Pawnee
Zoning Advisory Committee Meeting of August 9, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

JLP:sp

PAMNEE/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Zoning Advisory Committee
FROM: Captain Jerry Pfeiffer
SUBJECT: August 16, 1993 Meeting
DATE: August 6, 1993

- #40 No Comments
- #41 No Comments
- #42 No Comments
- #43 No Comments
- #44 Fence shall be equipped with gates that are a minimum of 32" in width, in order to allow egress from fenced area.
- #45 Buildings shall comply with the 1991 Life Safety Code and shall be equipped with hard-wired smoke detectors.
- #47 Townhouses for which the initial building permits were applied after July 1, 1992 are required by State Law to be sprinklered. A fire hydrant is required at Blackfoot Ct. and Pawnee Rd. and Blackfoot Ct. and Road A.
- #48 No Comments
- #49 It is recommended that the driveway be a minimum of 12'.

JP/dmc

RECEIVED
AUG 11 1993
ZADM

PLEASE PRINT CLEARLY

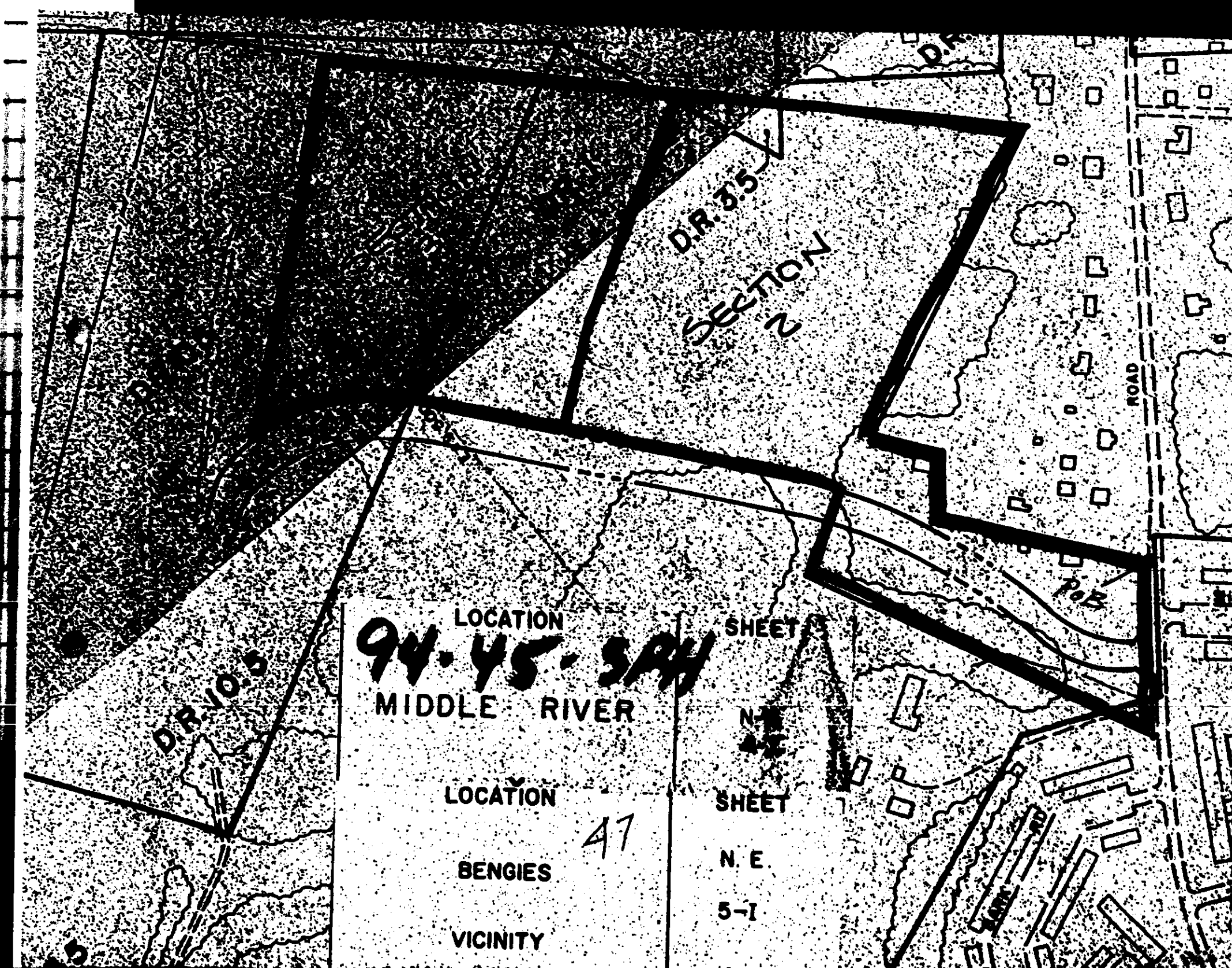
CITIZEN SIGN-IN SHEET

NAME	ADDRESS
Frederick L. Riedel, Jr.	69 Chestnut St
Edna L. Craft	420 Wampler Rd
Edmund Craft - 4	420 Wampler Rd
Alison Riedel	51 Old Knave Ct
Mike Benne	10 London Ferry Ct

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Alan Batten	34 CHAMBERLAIN RD. TOWSON, MD 21204
ATTN: DUCETTE LANE TV	
DUCETTE LANE TV	4 DUCETTE LANE TV, INC.
Larry Radabaugh	535 E. 11th St., Towson 21206
	2340 W. Joppa Rd., La Plante, IL 60540



94-45-5PH

Ducette's Lane and Venturo
1301.3

3rd amended
5th amended

Comments-

Dwight Little -
Civil Engineer -
Village of Pawnee

550 - 600 units
ongoing for over decade -

3 remaining sections to
① & 3 phase 2 ② & 3 phase 3

Baltimore County Government
Planning Board

401 Bosley Avenue
Towson, MD 21204

(410) 887-3211
Fax (410) 887-5862

July 16, 1993

TO: Arnold Jablon, Director
Office of Zoning Administration
and Development Management
FROM: P. David Fields, Secretary
County Planning Board
SUBJECT: Amended Final Development Plan,
"Village of Pawnee"

Pursuant to Section 1B01.3A.7.b.(1) of the Baltimore County Zoning Regulations, the proposed amendments to the Final Development Plan of "Village of Pawnee," Section II and Section III, Phase III, were reviewed by the County Planning Board at its meeting on July 15, 1993.

The Board voted to approve a finding that the amendments are in accordance with the provisions adopted under the authority of Section 504 in the Zoning Regulations. The Zoning Commissioner's proceedings on this plan may now be concluded accordingly.

P. David Fields

PDF/TD/mjm
EDP/TXT/MJM

cc: Lawrence Schmidt, Zoning Commissioner

RECEIVED
JUL 21 1993
ZADM

BALTIMORE COUNTY RESIDENTS, BY THEIR SIGNATURES BELOW, DO HEREBY VOICE THEIR OPPOSITION TO THE EXTENSION OF PAWNEE ROAD TO MEET AND/OR RUN THROUGH WAMPLER ROAD AND THEY DO, ALSO, HEREBY PETITION THE BALTIMORE COUNTY GOVERNMENT TO ACT ACCORDINGLY.

1. Signature: [Signature] Address: 21 UTE CT Tel. # 682-2254
Printed Name: [Name]

2. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

3. Signature: [Signature] Address: 19 UTE COURT Tel. # 574-7896
Printed Name: [Name]

4. Signature: [Signature] Address: 17 UTE COURT Tel. # 686-0778
Printed Name: [Name]

5. Signature: [Signature] Address: 15 UTE COURT Tel. # 391-6739
Printed Name: [Name]

6. Signature: [Signature] Address: 5 UTE COURT Tel. # 686-4777
Printed Name: [Name]

7. Signature: [Signature] Address: 3 UTE COURT Tel. # 686-2547
Printed Name: [Name]

8. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

9. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

10. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

11. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

12. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

13. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

14. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

BALTIMORE COUNTY RESIDENTS, BY THEIR SIGNATURES BELOW, DO HEREBY VOICE THEIR OPPOSITION TO THE EXTENSION OF PAWNEE ROAD TO MEET AND/OR RUN THROUGH WAMPLER ROAD AND THEY DO, ALSO, HEREBY PETITION THE BALTIMORE COUNTY GOVERNMENT TO ACT ACCORDINGLY.

1. Signature: [Signature] Address: 56 Chelmsford Ct Tel. # 574-5758
Printed Name: [Name]

2. Signature: [Signature] Address: 54 Chelmsford Ct Tel. # 391-5323
Printed Name: [Name]

3. Signature: [Signature] Address: 60 Chelmsford Ct Tel. # 574-3891
Printed Name: [Name]

4. Signature: [Signature] Address: 44 Chelmsford Ct Tel. # 574-3956
Printed Name: [Name]

5. Signature: [Signature] Address: 44 Chelmsford Ct Tel. # 574-3956
Printed Name: [Name]

6. Signature: [Signature] Address: 42 Chelmsford Ct Tel. # 780-0747
Printed Name: [Name]

7. Signature: [Signature] Address: 42 Chelmsford Ct Tel. # 780-0747
Printed Name: [Name]

8. Signature: [Signature] Address: 62 Chelmsford Ct Tel. # 574-6652
Printed Name: [Name]

9. Signature: [Signature] Address: 62 Chelmsford Ct Tel. # 574-6652
Printed Name: [Name]

10. Signature: [Signature] Address: 66 Chelmsford Ct Tel. # 574-9231
Printed Name: [Name]

11. Signature: [Signature] Address: 66 Chelmsford Ct Tel. # 574-9231
Printed Name: [Name]

12. Signature: [Signature] Address: 64 Chelmsford Ct Tel. # 574-6578
Printed Name: [Name]

13. Signature: [Signature] Address: 60 Chelmsford Ct Tel. # 574-3911
Printed Name: [Name]

14. Signature: [Signature] Address: 76 Chelmsford Ct Tel. # [Tel. #]
Printed Name: [Name]

BALTIMORE COUNTY RESIDENTS, BY THEIR SIGNATURES BELOW, DO HEREBY VOICE THEIR OPPOSITION TO THE EXTENSION OF PAWNEE ROAD TO MEET AND/OR RUN THROUGH WAMPLER ROAD AND THEY DO, ALSO, HEREBY PETITION THE BALTIMORE COUNTY GOVERNMENT TO ACT ACCORDINGLY.

1. Signature: [Signature] Address: 513 GLOUCESTER CT Tel. # 687-7873
Printed Name: [Name]

2. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

3. Signature: [Signature] Address: 507 Gloucester Ct Tel. # 687-6540
Printed Name: [Name]

4. Signature: [Signature] Address: 507 Gloucester Ct Tel. # 687-6540
Printed Name: [Name]

5. Signature: [Signature] Address: 507 Gloucester Ct Tel. # 687-6540
Printed Name: [Name]

6. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

7. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

8. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

9. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

10. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

11. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

12. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

13. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

14. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

BALTIMORE COUNTY RESIDENTS, BY THEIR SIGNATURES BELOW, DO HEREBY VOICE THEIR OPPOSITION TO THE EXTENSION OF PAWNEE ROAD TO MEET AND/OR RUN THROUGH WAMPLER ROAD AND THEY DO, ALSO, HEREBY PETITION THE BALTIMORE COUNTY GOVERNMENT TO ACT ACCORDINGLY.

1. Signature: [Signature] Address: 16 London Perry Ct 21220 Tel. # 574-8417
Printed Name: [Name]

2. Signature: [Signature] Address: 14 London Perry Ct 21220 Tel. # 686-9345
Printed Name: [Name]

3. Signature: [Signature] Address: 14 London Perry Ct 21220 Tel. # 686-9345
Printed Name: [Name]

4. Signature: [Signature] Address: 24 London Perry Ct 21220 Tel. # 574-3987
Printed Name: [Name]

5. Signature: [Signature] Address: 24 London Perry Ct 21220 Tel. # 574-3987
Printed Name: [Name]

6. Signature: [Signature] Address: 20 London Perry Ct 21220 Tel. # 391-9671
Printed Name: [Name]

7. Signature: [Signature] Address: 22 London Perry Ct 21220 Tel. # 574-5199
Printed Name: [Name]

8. Signature: [Signature] Address: 12 London Perry Ct 21220 Tel. # 574-8339
Printed Name: [Name]

9. Signature: [Signature] Address: 8 London Perry Ct 21220 Tel. # 391-4732
Printed Name: [Name]

10. Signature: [Signature] Address: 8 London Perry Ct 21220 Tel. # 391-4732
Printed Name: [Name]

11. Signature: [Signature] Address: 6 London Perry Ct 21220 Tel. # 686-1757
Printed Name: [Name]

12. Signature: [Signature] Address: 6 London Perry Ct 21220 Tel. # 686-1757
Printed Name: [Name]

13. Signature: [Signature] Address: 2 Chelmsford Ct 21220 Tel. # 686-7730
Printed Name: [Name]

14. Signature: [Signature] Address: 6 Chelmsford Ct 21220 Tel. # 574-3576
Printed Name: [Name]



BALTIMORE COUNTY RESIDENTS, BY THEIR SIGNATURES BELOW, DO HEREBY VOICE THEIR OPPOSITION TO THE EXTENSION OF PAWNEE ROAD TO MEET AND/OR RUN THROUGH WAMPLER ROAD AND THEY DO, ALSO, HEREBY PETITION THE BALTIMORE COUNTY GOVERNMENT TO ACT ACCORDINGLY.

1. Signature: [Signature] Address: 10 Chelmsford Ct 21220 Tel. # 391-5718
Printed Name: [Name]

2. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

3. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

4. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

5. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

6. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

7. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

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Printed Name: [Name]

11. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

12. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

13. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]

14. Signature: [Signature] Address: [Address] Tel. # [Tel. #]
Printed Name: [Name]



July 18, 1986

VILLAGE OF PAWNEE
Proposed Units

<u>Sections</u>	<u>Single Family</u>	<u>Townhouses</u>
SECTION I	0	11
Section I	0	49
Section I-A	0	7
Section II	3	90
Section III	0	212
Section IV	14	23
Section I-A	0	46
Section V-B	0	99
TOTAL	17	538

TRIUMPH	17	53
---------	----	----

Section I-A

UTE COURT

BLDG "B"

Section 1

COURT

HOLCUM

Section V
Plat - 2

Section III
Plat: 1

SEC. 3
PHASE 3

SEC. 3
PHASE 2

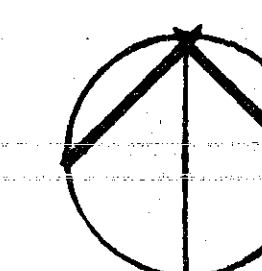
Section III
Plat - 2

Section II

**PETITIONER'S
EXHIBIT NO. 101**

VILLAGE OF PAWNEE

Scale: 1" = 100'

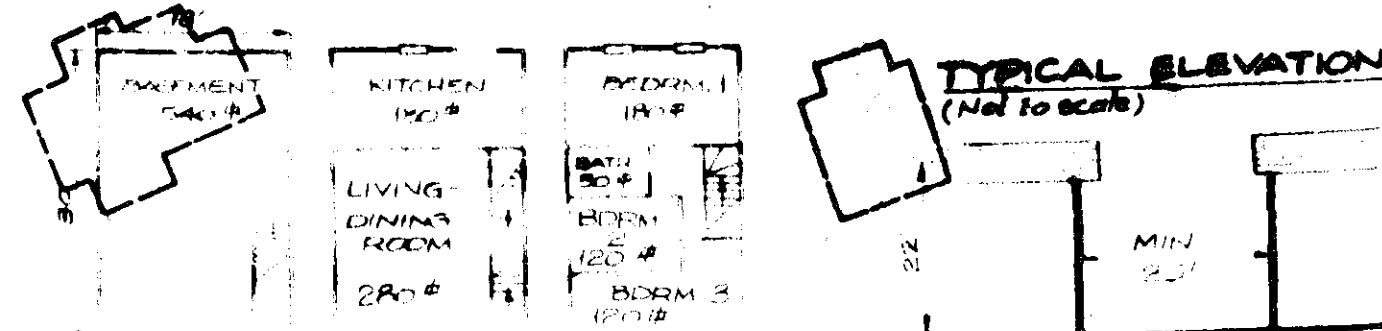


562 1 19

DATE : OCTOBER 25, 1968

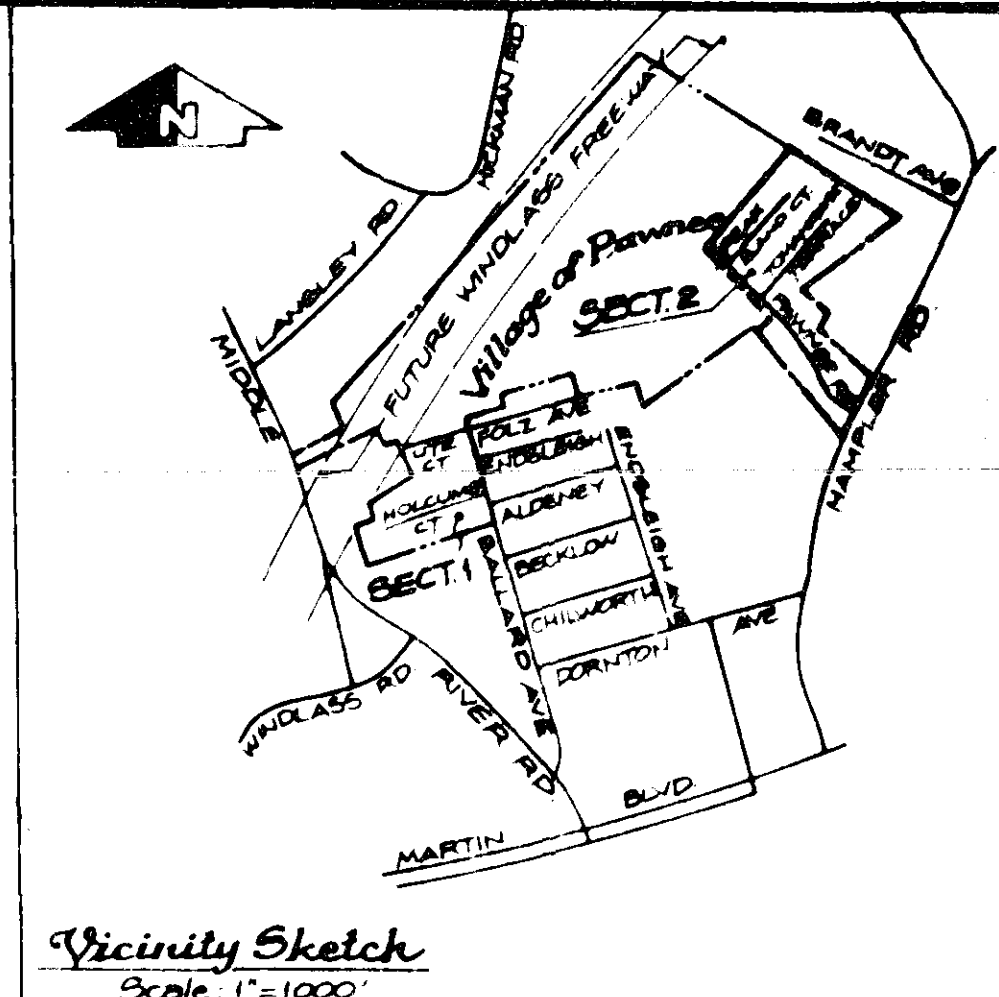
GENERAL NOTES

1. THERE WILL BE NO WINDOWS IN END WALLS OF UNITS.
2. LANDSCAPING WILL BE DONE BY INDIVIDUAL LOT OWNERS.
3. REFUSE TO BE COLLECTED BY BALTIMORE COUNTY.
4. STREET LIGHTS WILL BE 100 WATT MERCURY VAPOR POST TOP UNITS ON 14' POLES.
5. ALL ROADWAYS AND PARKING BAYS WILL BE MACADAM PAVED.
6. WHEN OPEN LAND IS SOLD AND BELONGS TO THE DWELLING UNIT, A MINIMUM AREA (CONTIGUOUS) OF 500 SF IS PROVIDED. THE MINIMUM DEPTH OF THIS CONTIGUOUS AREA IS 15'. COVERED AREAS SHALL BE PORCHES. WILL NOT BE CALCULATED IN THIS SPACE.
7. LOCAL OPEN SPACE WILL BE OWNED AND MAINTAINED BY BALTIMORE CO.
8. ALL UNITS WILL BE 2.5 BDR.
9. PARKING SPACES WILL BE A MINIMUM OF 8' X 18'.
10. STORM WATER MANAGEMENT STRUCTURES WILL BE PART OF FUTURE SECTIONS.
11. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPLES BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PRODUCTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTION 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
12. SITE IS 30% HARDWARED AND 10% OPEN LAND.



DENSITY CALCULATIONS:

84000 ACRES		
SECTION ONE (PREVIOUSLY RECORDED)	5.96 AC	
SECTION TWO	13.85 AC	
FUTURE SECTIONS	47.99 AC	
TOTAL ACRES	67.80 AC	
EXISTING EQUINE	DR 16	
SECTION ONE	DR 5.5	
SECTION TWO	DR 16, DR 10.5, DR 5.5, MLR	
FUTURE SECTIONS		
ACRES IN (TOTAL SITE)		
DR 16	8.95 AC	
DR 10.5	18.70 AC	
DR 5.5	39.12 AC	
MLR	1.03 AC	
TOTAL ACRES	67.80 AC	
UNITS ALLOWED (TOTAL SITE)		
DR 16 (16 X 8.95 AC)	143.20 DW. UNITS	
DR 10.5 (10.5 X 18.70 AC)	196.35 DW. UNITS	
DR 5.5 (5.5 X 39.12 AC)	218.71 DW. UNITS	
TOTAL DENSITY UNITS ALLOWED	558.26 UNITS	
TOTAL DWELLING UNITS ALLOWED	558.26 UNITS	
UNIT PROPOSED		
SECTION ONE: 60 2 BR TOWNHOUSES	60 DW. UNITS	
SECTION TWO: 30 2 BR TOWNHOUSES	30 DW. UNITS	
FUTURE SECTIONS: 10 2 BR TOWNHOUSES	10 DW. UNITS	
TOTAL DENSITY UNITS PROPOSED	100 DW. UNITS	
TOTAL DWELLING UNITS PROPOSED	100 DW. UNITS	



"PROVISIONAL SECTION" GENERAL NOTES

1. The provisional section of the partial development plan is not intended, nor should it be utilized, as a final development plan. It is intended to provide those who purchase homes within 300 feet thereof with a reasonable understanding as to how the developer will improve his adjoining vacant land that lies within 300 feet of their home.
2. The disapproved boundaries of the "Provisional Section", as shown herein, are not intended to separate it from the overall approval of this partial development plan. Any deviation from this partial development plan, including the "Provisional Section", must be approved in accordance with section 1801.3.A.2.
3. Approval of the "Provisional Section" is not based on final engineering plans. However, it is intended to establish the final location, height, use and density of buildings, or their equivalent, to within 25' of their final, engineered location. The location and type of existing major vegetation that is retained, including parking areas and drives to the extent possible, must coincide with their final permanent improvements and other pertinent amenities.
4. At the time of building permit applications, the "Provisional" of this development plan must be updated to comply in all respects to the form and content required by section 1801.3.A.5. of the zoning regulations.

2nd Amended PARTIAL DEVELOPMENT PLAN SECTION II VILLAGE OF PAWNEE

15th ELECTION DISTRICT
SCALE: 1"=50'
BALTIMORE CO., MD.
DATE: 5-29-1984
REVISED: 7-12-1984

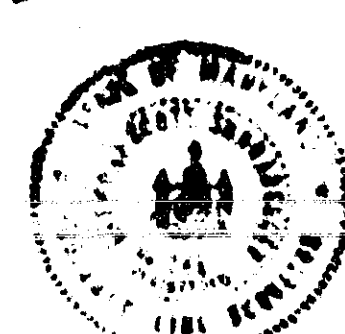
PLAN APPROVAL DATE: 2-13-1985
EXTENSION DATE: 1/8/1982

1. Remove Lot 1A and Adjusted Density Calcs Accordingly.
2. Reduce Min Bldg Setback Line to 15'.
3. No Lots Have Been Sold Within 300' of Changes.

OWNER/DEVELOPER
VILLAGE OF PAWNEE LIMITED
PARTNERSHIP
SUITE 400 - THE GALLERIA TOWERS
1447 YORK ROAD
LUTHERVILLE, MD. 21053
474 - 8700

ADT'S: INTERSECTION OF PAWNEE RD.
& PEAK BAND CT: 374
INTERSECTION OF PAWNEE RD.
& TOMAHAWK TER: 708
INTERSECTION OF PAWNEE RD.
& WINDY HILL RD: 708

EXHIBIT NO. 2



ENGINEER
W. DUVAL & ASSOCIATES, INC.

530 E. JOPPA RD.
TOWSON, MD. 21204
(301) 583-5671

1. REMOVED PARKING SPACES FROM THE TURNAROUNDS & PROVIDED FOR 50 SPACES IN LIEU OF APPROVED 5 SPACES.
2. NO LOTS HAVE BEEN SOLD WITHIN 300' OF CHANGE WITHIN THIS TRACT.

Note: This development plan is approved by the Zoning Commission, based on its interpretation of the Zoning Regulations that it complies with present policy, density and bulk controls as they are delineated in the regulations. Any part or parts of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided or developed for additional dwellings or any purpose other than that it is used presently on said plan.

OFFICE OF PLANNING & ZONING
APPROVED BY:
DIRECTOR OF PLANNING DATE
ZONING COMMISSIONER DATE

